

**City of Greensboro Planning Department
Zoning Staff Report
June 12, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 1126 & 1128 North Church Street (East side of Church Street between East Northwood Street & Tankersley Drive)

Applicant: James F. Marshall
Owner: Church Street Medical, LLC

From: PI
To: CD-GO-M

Conditions: 1) Uses limited to: medical offices; professional offices; financial offices; banks, savings and loans, or credit unions with drive-thru.
2) Banks, savings and loans, or credit unions shall not be a freestanding building.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped / Church Street Medical Center
Acreage	10.127
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / shrubs / trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Institutional
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	City Central Fire Station	LI
<i>South</i>	Office Building	LI
<i>East</i>	Railroad Tracks	LI
<i>West</i>	Moses Cone Hospital Medical Offices	PI

ZONING HISTORY		
Case #	Year	Request Summary
2901	2001	This property was rezoned from Light Industrial to Public and Institutional by the Zoning Commission on February 12, 2001.

DIFFERENCES BETWEEN PI (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS
PI: Primarily intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.
CD-GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential at a density of 12.0 units per acre or less, and supporting service uses.

TRANSPORTATION	
Street Classification	Church Street – Major Thoroughfare.
Site Access	Two existing access points established during past phases for this development. One access is proposed to be closed and to be relocated further north.
Traffic Counts	Church Street ADT = 24,000.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	Yes.
Traffic Impact Study	A TIS was required for a previous phase of this project. All infrastructure improvements have been completed for the full build-out of this proposed development. The only item left to complete is the relocation of the northern most access point upon full build out.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, Site drains to North Buffalo Creek
Floodplains	100 yr floodplain onsite. All the proposed structures must be at least at 1' above Base Flood Elevation.
Streams	Blue line stream onsite. Stream buffer is required. 50' City wide buffer. First 15' must remain undisturbed. Next 35' built upon area limit of 50% and no occupied structures are allowed.
Other	Site has a previously approved plan by TRC; all the environmental issues were addressed on said plan.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property was rezoned to Public and Institutional in February 2001. It could have just as easily been zoned General Office Moderate Intensity, given the location and surrounding land uses. At the time of this rezoning, the applicant was in the process of acquiring the property from AMP which occupied the property with a manufacturing plant. The applicant was seeking to down-zone this property for a development which was more compatible with the surrounding area. The Planning Department recommended in favor of that rezoning proposal and the Zoning Commission unanimously approved it.

A three-story, 22,000 square-foot, brick medical/office building has been constructed on the southern portion of this site along with a two-level brick/concrete parking deck located on the eastern side of the site adjacent to the railroad tracks.

Approval of this rezoning would allow a bank to be incorporated in the office building planned for the northern part of this tract. Staff feels that this is a reasonable proposal and is supported by

the Institutional land use classification on the Generalized Future Land Use Map of Connections 2025. A bank at this location would provide a service to the major medical/health care concentration of Moses Cone Hospital and related medical offices and facilities.

GDOT: Church Street between Wendover Avenue and Cone Boulevard was a part of the 2000 Transportation Bond Projects. The feasibility study has been completed and identified that this piece of the corridor will be a 4 lane divided facility with median breaks for left turns. Construction proposed to begin in 2009.

Water Resources: Possibility of Wetlands. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.

DMUE will be required on channels that carry public water.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION